

SAMPLE MOTIONS

FOR APPROVAL WITH CONDITIONS (Staff recommendation)

I move that the Planning Commission give preliminary and final **approval** of subdivision Application #20100202, subject to staff administrative review and confirmation that all legally required signatures have been obtained; and that such plat shall be brought to the Chair of the Planning Commission for signature.

I further move that the Planning Commission approve Site Plan Application 20100202 for the Wilden/McKeever project, with the following conditions:

1. The developer agrees to comply with all federal and state laws and all local laws not modified by the Planning Commission's action on this site plan and to obtain all necessary permits. The developer further agrees to comply with all of the agreed-upon conditions approved by the Planning Commission as part of this site plan approval.
2. The developer agrees that the design of the façade treatments for the buildings and the materials to be used on the facades shall be consistent with the submitted architectural drawings and renderings dated April 1, 2010 for The Wilden and 5/10/10 for The McKeever Building.
3. In order to maintain the effectiveness of the City's public safety systems, the developer agrees to grant to the City in perpetuity the right to install telecommunications transmitter and/or receiver equipment and conducting wire in or on the penthouse or top floor, and antennae and traffic monitoring systems on the roof of the proposed buildings in a location and design that is acceptable to the County and the building owner based on a reasonable exercise of judgment by both upon request by the City. The developer agrees to provide, upon request by the City, access to electrical service separately metered, including auxiliary electrical power. The developer is not required to pay for design and installation costs for such equipment. Any radio transmitter or receiver equipment and antenna to be installed or used by others must not interfere with the emergency communication system of the City.
4. The signature of the authorized representative of Homestretch shall be obtained on Sheet C-0201.
5. A note shall be placed on Sheet C-0203 that the developer agrees to make all office parking at 360 N. Washington available free to the public for parking after standard office hours (weekday evenings after 6 pm, weekends, and all legal holidays) until at least 12:00 midnight. Such parking shall be marked with signage stating its availability after hours.
6. The site plan shall be revised to show a 22' wide pavement section, with curb and gutter on the west (project frontage) side of Fairfax Street, and continuing beyond the southernmost portion of the driveway entrance to the site from Fairfax Street a sufficient distance to accommodate emergency vehicle turnaround and the

pedestrian connection to the existing trail at Annandale Rd., subject to City Engineer review and approval of final dimensions.

7. Final approval of the site plan is subject to staff administrative review and determination that all signatures have been obtained and conditions recorded and City approval of a Maintenance of Traffic (Construction Management) plan.
8. The developer shall submit to the Zoning Administrator, and obtain the Zoning Administrator's approval of an off-site parking plan for construction workers prior to building permit. This off-site parking plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of Metro, carpooling, vanpooling, and other similar efforts.
9. This site plan shall be valid for a period as prescribed by state and local law, except as may be nullified by the terms of the four-way reversion agreement dated May 17, 2010 and attached to the site plan.

FOR DENIAL

I move that the Planning Commission **deny** subdivision Application #20100202, for the following reasons:

[Planning Commission to provide reasons].

I further move that the Planning Commission **deny** Site Plan Application 20100202 for the Wilden/McKeever project, for the following reasons:

[Planning Commission to provide reasons].

FOR APPROVAL WITH PLANNING COMMISSION MODIFICATIONS

I move that the Planning Commission give preliminary and final **approval** of subdivision Application #20100202, subject to staff administrative review and confirmation that all legally required signatures have been obtained; and that such plat shall be brought to the Chair of the Planning Commission for signature, with the following modifications:

[Planning Commission to provide modifications].

I further move that the Planning Commission **approve** Site Plan Application 20100202 for the Wilden/McKeever project, with the following conditions:

[Planning Commission to provide conditions/modifications].